



ADITYA GAUTAM & ASSOCIATES
CHARTERED ACCOUNTANTS

FORM 3

(See Regulation 3)

CHARTERED ACCOUNTANT's CERTIFICATE

Date :27/11/2023

To,

SHRI GAJANAN BUILDERS & DEVELOPERS,
312, Jawahar Nagar, Nagpur-440024

Subject: Certificate of Financial Progress of Work of **GAJANAN VIHAR IV** being developed by **SHRI GAJANAN BUILDERS & DEVELOPERS**.

Sir,

This certificate is being issued for RERA compliance for the project **GAJANAN VIHAR IV** being developed by **SHRI GAJANAN BUILDERS & DEVELOPERS** and is based on the records and documents produced before me and explanations provided to me by the management of the Company.



Gautam Court, R 267, Reshimbag, Nagpur-400024

Beneficiary Name: Aditya Gautam

Account Number: 0306108021488

IFSC: CNRB0000306

Table A - Estimated Cost of the Project (at the time of Registration of Project)

Sr. No.	Particulars	Estimated Cost (At the time of Registration of Project)
(1)	(2)	(3)
1.	i. Land Cost (a) Value of the land as ascertained from the Annual Statement of Rates (ASR). 2,29,00,000.00 (b) Estimated Amount of Premium payable to obtain development rights. FSI, additional FSI, fungible area, and any other incentive/concession in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority. 63,64,798.00 (c) Estimated Acquisition cost of TDR (if any). 14,30,000.00 (d) Estimated Amounts Payable to State Government UT Administration or competent authority, or any other statutory authority of the State or Central Government, towards stamp duty, transfer charges, registration fees etc. and (e) Estimated Land Premium payable as per annual statement of rates (ASR) for redevelopment of land owned by public authorities. (f) Under Rehabilitation scheme : i. Estimated construction cost of rehab building including site development and infrastructure for the same as certified by Engineer. ii. Estimated Cost towards clearance of land of all or any encumbrances including cost of removal of legal/illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost, amounts payable to slum dwellers, tenants, apartment owner or appropriate authority or government or concessionaire which are not refundable and so on. iii. Estimated Cost of ASR linked premium, fees, charges and security deposits or maintenance deposit, or any amount whatsoever payable to any authorities towards and in project of rehabilitation. iv. Any other cost including	



	interest estimated on the borrowing done specifically for construction of rehabilitation component	
	Sub - Total of Land Cost:	3,06,94,798.00
	ii.Development Cost/Cost of Construction of Building	
	(a) Estimated Cost of Construction as certified by Engineer	8,00,00,000.00
	(b) Cost incurred on additional items not included in estimated cost (As per engineer certificate)	
	(c) Estimated Expenditure for development of entire project excluding cost of construction as per (i) above, i.e. salaries, consultants fees, site overheads, development works, cost of services (including water, electricity, sewerage, drainage, Layout roads etc.). absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc.	95,00,000.00
	(d) Estimated Taxes, cess, fees, charges. premiums, interest etc. payable to any Statutory Authority.	75,00,000.00
	(e) Interest payable to financial institutions. scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	
	Sub-total of Development Cost :	9,70,00,000.00
	Total Cost of the Project (Estimated)	12,76,94,798.00

*Pass through charges or indirect taxes not included in estimated cost of project

** Estimated cost shall be revised through correction application.



Table B - Actual Cost Incurred on the Project (as on Date of Certificate)

Sr.No	Particulars	Amount (Rs.)
		Incurred
(1)	(2)	(3)
1.	Land Cost (a) Value of the land as ascertained from the Annual Statement of Rates (ASR). 2,29,00,000.00 (b) Incurred Expenditure on Premiums to obtain development rights, FSI, additional FSI, fungible area, and any other incentive, concession in deficiency under DCR from Local Authority or State Government/UT Administration or any Statutory Authority. 63,64,798.00 (c) Incurred Expenditure for Acquisition of TDR (if any). 14,30,000.00 (d) Amounts paid to State Government/UT Administration or competent authority or any other statutory authority of the State or Central Government. towards stamp duty, transfer charges, registration fees etc; and (e) Land Premium paid for redevelopment of land owned by public authority. (f) Under Rehabilitation Scheme: i. Incurred Expenditure for construction of rehabilitation building Minimum of (a) or (b) to be considered (a) Cost Incurred for construction of rehab building including site development and infrastructure for same as certificate by Engineer. (b) Incurred Expenditure for construction of rehab building as per the books of accounts as verified by the CA. ii. Incurred Expenditure towards clearance of land of all or any encumbrances including cost of removal of legal/ illegal occupants, cost for providing temporary transit accommodation or rent in lieu of Transit Accommodation, overhead cost, amounts paid to slum dwellers, tenants, apartment owners or appropriate authority or government or concessionaire which are not refundable and so on. iii. Incurred Expenditure toward ASR linked premium, fees, charges and security deposits or maintenance deposit. or any amount whatsoever paid to any authorities towards and in	



	project of rehabilitation. iv. Any other cost including interest incurred on the borrowing done specifically for construction of rehabilitation component.	
	Sub - Total of Land Cost	3,06,94,798.00
2.	Development Cost / Cost of Construction (i) Expenditure for construction. Minimum of (a) and (b) to be considered (a) Construction cost incurred including site development and infrastructure for the same as certified by Engineer (b) Actual Cost of construction incurred as Per the books of accounts as verified by the CA (ii) Cost incurred on additional items not included in estimated cost (As per engineer certificate) (iii) Incurred Expenditure for development of entire project excluding cost of construction as per (i) above, i.e., salaries, consultants fees, sive overheads, development works, cost of service (including water, electricity, sewerage, drainage layout roads etc.), absorbed cost (attributable to this project) of machineries and equipment including its hire and maintenance costs, consumables etc. All costs incurred to complete the construction of the entire phase of the project registered. (iv) Incurred Expenditure towards Taxes, cess, fees charges, premiums, interest etc. to any Statutory Authority. (v) Incurred Expenditure towards Interest to Financial institutions, scheduled banks, non-banking financial institution (NBFC) or money lenders on construction funding or money borrowed for construction.	0.00 0.00 6,47,490.00
3.	Total Cost of the Project (Actual incurred as on date of certificate)	3,06,94,798.00
4.	Proportion of the Cost incurred on Land Cost and Construction Cost to the Total Estimated Cost (Table A).	24%
5.	Amount which can be withdrawn from the Designated Account	3,06,94,798.00
6.	Less: Amount withdrawn till date of this certificate from the Designated Account	0.00
7.	Net Amount which can be withdrawn from the Designated Bank Account under this certificate	3,06,94,798.00



*Pass through charges or indirect taxes not included in incurred cost of the project.

Table C

Statement for calculation of Receivables from the Sales of the Real Estate Project

Sold Inventory

Sr.No.	Flat No.	Carpet Area(in sq. mtrs.)	Unit Consideration as per Agreement /Letter of Allotment*	Received Amount*	Balance Receivables
(1)	(2)	(3)	(4)	(5)	(6)
1	NA				

Unsold Inventory:

S. No.	Flat No.	Carpet Area (in Sq. mtr.)	Unit Consideration as per Read Reckoner Rate (ASR)
1	101	50.376	1,742,002
2	102	68.094	2,354,691
3	103	53.857	1,862,375
4	104	53.381	1,845,915
5	105	52.408	1,812,269
6	106	50.786	1,756,180
7	107	50.786	1,756,180
8	108	52.408	1,812,269
9	201	50.376	1,742,002



10	202	68.094	2,354,691
11	203	53.857	1,862,375
12	204	53.381	1,845,915
13	205	52.408	1,812,269
14	206	50.786	1,756,180
15	207	50.786	1,756,180
16	208	52.408	1,812,269
17	301	50.376	1,742,002
18	302	68.094	2,354,691
19	303	53.857	1,862,375
20	304	53.381	1,845,915
21	305	52.408	1,812,269
22	306	50.786	1,756,180
23	307	50.786	1,756,180
24	308	52.408	1,812,269
25	401	50.376	1,742,002
26	402	68.094	2,354,691
27	403	53.857	1,862,375
28	404	53.381	1,845,915
29	405	52.408	1,812,269
30	406	50.786	1,756,180
31	407	50.786	1,756,180
32	408	52.408	1,812,269



33	501	50.376	1,742,002
34	502	68.094	2,354,691
35	503	53.857	1,862,375
36	504	53.381	1,845,915
37	505	52.408	1,812,269
38	506	50.786	1,756,180
39	507	50.786	1,756,180
40	508	52.408	1,812,269
41	601	50.376	1,742,002
42	602	68.094	2,354,691
43	603	53.857	1,862,375
44	604	53.381	1,845,915
45	605	52.408	1,812,269
46	606	50.786	1,756,180
47	607	50.786	1,756,180
48	608	52.408	1,812,269
49	701	50.376	1,742,002
50	703	53.857	1,862,375
51	704	53.381	1,845,915
52	706	50.786	1,756,180
53	707	50.786	1,756,180
54	708	52.408	1,812,269
TOTAL		2904.170	100,426,199



Table D
Comparison between Balance Cost and Receivables

Sr. No. (1)	Particulars (2)	Amount (3)
1	Estimated Balance Cost to Complete the Real Estate Project (Difference of Total Estimated Project cost less Cost incurred)	9,70,00,000.00
2	Balance amount of receivables from sold apartments as per Table C of this certificate (as certified by Chartered Accountant as verified from the records and books of Accounts)	0.00
3	(i) Balance Unsold area (to be certified by Management and to be verified by CA from the records and books of accounts). (ii) Estimated amount of sales proceeds in respect of unsold apartments (calculated as per ASR multiplied to unsold area as on the date of certificate, to be calculated and certified by CA) as per Table C to this certificate	2904.17 sq mt 10,04,26,199.00
4	Estimated receivables of ongoing project. (Sum of 2 + 3(ii))	10,04,26,199.00
5	(To Be Filled for Ongoing Projects only) Amount to be deposited in Designated Account - 70% or 100% IF 4 is greater than I, then 70% of the balance receivables of ongoing project will be deposited in designated Account If 4 is lesser than I, then 100% of the balance receivables of ongoing project will be deposited in designated Account	NA

Table E
Designated Bank Account Details

Sr.No. (1)	Particulars	Designated Bank Account Details
		Designated Bank account is not opened till date.
1	Opening Balance	0.00
2	Deposits	0.00
3	Withdrawals	0.00
4	Closing Balance	0.00



I hereby certify that required proportion of money, as specified in the act, collected from allottees of the project unit as indicated in Table C-' has been deposited in Designated RERA Bank Account.

I hereby certify that **Shri Gajanan Builders & Developers** has utilized the required proportion of money, as specified in the act, collected from allottees for this project only for land and construction of this project.

Table F
Means of Finance

Sr.No. (1)	Particulars	Estimated* (At time of Registration) (In Rs.) (proposed and indicative)	Proposed / Estimated (As on the date of the certificate) (In Rs.)	Actual (As on the date of certificate) (In Rs.)
1	Own Funds	3,00,00,000.00	3,00,00,000.00	3,06,94,798.00
2	Total Borrowed Funds (Secured) - Drawdown availed till date	0.00	0.00	0.00
3	Total Borrowed Funds (Unsecured) - Drawdown availed till date	0.00	0.00	0.00
4	Customer Receipts used for Project	10,00,00,000.00	10,00,00,000.00	0.00
5	Total Funds for Project	13,00,00,000.00	13,00,00,000.00	3,06,94,798.00
6	Total Estimated Cost (As per Table A)	12,76,94,798.00	12,76,94,798.00	12,76,94,798.00



Table G

Any Comments/Observations of CA

1.	
2.	

Date:27/11/2023

Yours Faithfully,

For, ADITYA GAUTAM & ASSOCIATES
CHARTERED ACCOUNTANTS
For, ADITYA GAUTAM & ASSOCIATES
Firm Reg. No. 155147W



ADITYA GAUTAM
M. No. 603526

UDIN: 23603526BGZVKH224

For, Shri Gajanan Builders & Developers

Agreed and Accepted By:

Place: Nagpur

Date: 27/11/2023

Mr. Rajendra Nakade

Mr. Anil Nasare

Mr. Kamlesh Khanorkar

Mr. Dilip Mathankar

(Promoters)